

233 South Wacker Drive Suite 800, Sears Tower Chicago, IL 60606

312-454-0400 (voice) 312-454-0411 (fax) www.cmap.illinois.gov

Land Use Committee Meeting Notes

May 21, 2008

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

DuPage County Conference Room

Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present:

Mark Avery, Robert Cole, Jerry Conrad, Michael Davidson, David Dubois, David Galowich, Ed Paesel, Robert Palmer, John Paige (for Karen Stonehouse), Dennis Sandquist, Heather Smith, Heather Tabbert, Kai Tarum, Nathaniel Werner (municipal alternate), Norm West

Members Absent:

Sam Assefa, Judy Beck, Roger Dahlstrom, Ken Johnson, Jim LaBelle, James Peters, Tim Savage, Nancy Williamson

CMAP Staff Present:

Ty Warner (staff liaison to the Committee), Lindsay Banks, Annie Byrne, Tedd Carrison, Bob Dean, Matthew Maloney, Stephen Ostrander, Brian Rademacher, Diana Torres, Clifton Trimble, Andrew Williams-Clark

Others Present:

Paul Heltne, Center for Humans & Nature; Mike Walczak, Northwest Municipal Conference

1.0 Call to Order and Introductions

The meeting was called to order at 9:05am.

2.0 Agenda Changes and Announcements

There were no agenda changes. Chairman Mark Avery relayed to the committee that Ed Paesel is now on the Metra Board with Jim LaBelle.

3.0 Approval of Minutes -- April 16, 2008

A motion to approve the minutes of the April 16th meeting, as presented, was made by David Dubois and seconded by Ed Paesel. All in favor, the motion carried.

4.0 Legislative Update

House Bill 5152: Mark Avery announced that CMAP is opposing House Bill 5152, which was approved by a significant margin by the House during the preceding week. The bill, which now moves on to the Senate, would codify a split of highway funds, with 45% going to Northeast Illinois and 55% for the remainder of Illinois. Avery explained that the specific split of funds is not the issue for CMAP, but rather the codification of that split, which would be "almost impossible to change."

Ed Paesel noted that traditionally there has been a de-facto split of funds roughly along the lines of this 45/55 designation, but essential projects have been able to receive special funding due to the lack of a codified split.

Avery encouraged anyone with further questions to contact Gordon Smith or Jill Leary at CMAP. (A one page statement on the issue was distributed to the Committee later in the meeting.)

Capital Bill: Avery also announced that the CMAP Board discussed their frustration with the lack of action in Springfield toward a Capital Bill, and a strongly-worded statement to the Governor on this matter is currently being drawn up. Above all, there is a shared feeling that the needs to be addressed by a Capital Plan must be dealt with comprehensively, not piecemeal.

5.0 *Go To 2040* Plan:

5.1 Scenario Construction

Bob Dean announced that CMAP has not quite finished its preliminary scenario construction work, but he should have example scenarios to present soon, perhaps by the next Land Use Committee meeting. He noted that primary work on the alternate scenarios will occur in June through the summer of 2008, and that the main public involvement component is planned for the summer of 2009.

5.2 Regional Indicators Development

Andrew Williams-Clark updated the committee on CMAP's progress on its indicators work for the *Go To 2040* Plan. He handed out an updated list of indicators, which offered the current status of research on each, including those for which there is data (in grey) and those which still need data (in white). Williams-Clark encouraged committee members to email him directly (AWilliamsClark@cmap.illinois.gov) with any suggestions for data sources that would help CMAP filled these research gaps.

Robert Cole discussed his suggestions for how to frame the indicator analysis of land use issues (please see associated handout). Following the example of Cole's suggestions, Williams-Clark invited the other assembled members of the committee to offer their ideas for other indicators which could be helpful. Michael Davidson suggested gas emissions. Ed Paesel proposed the concentration of jobs to residences. Robert Cole recommended matching up industry codes with levels of education among nearby populations; Williams-Clark responded that they have had problems finding reliable assessment data, but he welcomes any ideas. Paul Heltne suggested school bus miles traveled. Robert Palmer recommended looking at the average home values versus average incomes. Davidson suggested impervious surface percentages/amounts, as well as the related questions of water supply/aquifer/groundwater recharge.

Ed Paesel noted that the committee needs to understand the *Go To 2040* Plan's models being developed, in order to better understand how indicators might function within the model. Bob Dean responded that Kermit Wies can explain the modeling process at a future meeting.

Robert Cole suggested that there is a need to consider the relationship of maximum buildout potential of development and available water supply. Paul Heltne asked about CMAP's plan for "leading" indicators (which anticipate) versus "trailing" indicators (which respond after the fact).

Williams-Clark underscored that currently CMAP is focused on "warehousing" comprehensive data that will be used by CMAP, and by the region's communities (as an extension of CMAP's technical assistance to communities). The *Go To 2040* Plan Vision statements are guiding this work.

Michael Davidson offered that there is a need to factor in emissions from buildings, to which Bob Dean responded that the effect on greenhouse gases is being considered in all strategy research. Norm West noted that the EPA is doing a study on how various aspects of climate change (e.g. temperature increases) will affect (i.e. worsen) greenhouse gases. Jerry Conrad cited a Department of Energy study done for the State of Illinois which he argued suggested that changes related to new development would have little effect, noting that most emissions are related to existing buildings.

Heather Smith mentioned an initiative of architect Ed Mazria to enlist architects to sign onto "The 2030 Challenge" to reduce carbon emissions from building significantly by the year 2030. She also offered up LEED-ND (the Green Building Council's new Leadership in Energy and Environment Design rating for Neighborhood Development, developed with the Congress for New Urbanism) as a reference for indicators that may stem from ranking criteria developed for that system.

Williams-Clark noted that transportation-related indicators are currently being handled by the transportation division at CMAP.

5.3 Strategy Research

Bob Dean discussed the *Go To 2040* Plan's ongoing strategy research, showing the web site (http://www.goto2040.org/strategy_papers.aspx) where the strategy papers can be found. He noted that all papers offer users the ability to comment on the reports (which requires a simple registration to do so), and in particular to respond to the questions that are poised to readers of the papers. Dean told the committee that CMAP wants feedback specifically on how the comment feature could be improved. John Paige asked if committee members could be notified when new strategy papers are posted on the web site. Michael Davidson encouraged highlighting local case studies related to the strategy research topics. Dean confirmed that the strategy research reports address the impact of considered strategies on indicators.

6.0 Future Leaders in Planning (FLIP) Youth Development Program

Diana Torres explained the details of this program (please see http://www.cmap.illinois.gov/flip.aspx). Ed Paesel asked whether applications which have been submitted thus far are geographically diverse, to which Torres and Andrew Williams-Clark answered that although the program has been widely advertised through the entire CMAP region, Cook County is very well-represented but the collar counties less so. David Galowich suggested that ULI's "Urban Plan" Program, which focuses on

students at the college level, could serve as a model for aspects of the FLIP program. Ty Warner mentioned that participants at CMAP's planning commissioner training workshops, such as the one recently in Bolingbrook, expressed excitement about the FLIP effort, and some have already contact their local schools.

7.0 DRI Process Update

Mark Avery discussed the ongoing work related to the development of a DRI process. He detailed that CMAP's Programming Committee has asked CMAP staff to go back and come back in June with refocused answers regarding such essential matters as the definition of DRIs, how DRIs would be reported to CMAP, thresholds and other criteria, the DRI review process, etc. Also, Avery noted that a main lingering question is whether a project should be considered a DRI if it doesn't have impacts beyond geographically-immediate communities and areas. Avery also mentioned that a stakeholder meeting on the DRI process has been pushed back.

Paul Heltne suggested that it would be unfortunate if the DRI process was limited by current assumption of how many DRIs could be handled by current CMAP staff (estimated to be 4-6 per year); he believes that the established DRI criteria needs to be the driving mechanism. In response, Ed Paesel observed that a "level of trust" in the new DRI process needs to be established first (which probably means starting with a smaller, definitely-doable number of DRI projects).

David Galowich also raised concerns about CMAP's DRI process delaying the progress of projects essential to the future competitiveness of the Chicago metropolitan region, and cited Florida's DRI process as an example of a problematic DRI process.

8.0 CMAP Private/Public Partnership Panel Discussion

Brian Rademacher announced the upcoming panel discussion entitled "Public/Private Partnerships: Thinking Regionally, Acting Locally," sponsored by CMAP's Community & Technical Assistance division, which will be held Tuesday June 3, from 10:00 a.m. to 2:00 p.m. at the ComEd Commercial Center (1919 Swift Dr., Oakbrook, IL 60523). It is co-sponsored by Commonwealth Edison and organized in partnership with the McHenry County Economic Development Corporation.

After summarizing past CMAP panel discussions in this series, Rademacher relayed that this particular event will highlight practical advice on how to develop public/private partnerships and recommend ways to engage the public and private sector in building active participation. The panel will include Greg Hummel, Partner with Bell, Boyd, & Lloyd specializing in public/private partnerships; Roger Dahlstrom, AICP Senior Research Associate at the Center for Governmental Studies; Michael Kirchhoff, Vice President of Retention and Recruitment, Economic Development Corporation of Kansas City, MO; and Adam Prager, President of Prager Company. The event will offer municipal managers, planners, economic and community development practitioners, the opportunity for a lively discussion and networking, and Rademacher invited all to attend.

9.0 Next Meeting

The next scheduled meeting of the Land Use Committee is June 18, 2008.

10.0 Other Business

There was no other business.

11.0 Public Comment

There were no public comments.

12.0 Adjournment

Paesel moved to adjourn, seconded by Galowich. All in favor, the meeting adjourned at 10:42am.

Respectfully Submitted,

Tyson Warner AICP

Staff Liaison to the Committee

Notes compiled with the assistance of Stephen Ostrander.